

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

(Continued from 75495)

beginning at a point 175.72 feet west of the west line of South Prairie Avenue and 348.31 feet north of the north line of East Cullerton Street; thence south 321.79 feet to a point; thence west 2 feet to a point; thence south 26.52 feet to the north line of East Cullerton Street; thence east along the north line of East Cullerton Street 177.88 feet to the west line of South Prairie Avenue; thence north along the west line of South Prairie Avenue 348.08 feet to a point; thence west 175.72 feet to the point of beginning,

also including:

beginning at a point on the east line of South Prairie Avenue 152.46 feet north of the north line of East Cullerton Street; thence south along said east line of South Prairie Avenue 50.74 feet to a point; thence east 177.88 feet to the west line of a 20 foot public alley; thence north along the west line of said 20 foot public alley 50.74 feet to a point; thence west 177.88 feet to the point of beginning,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 4-F.

(As Amended)

(Application Number 12406)

*RIPD 645
As Amended*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 645 symbols and indications as shown on Map Number 4-F in the area bounded by:

West 15th Street; South State Street; a line 204 feet south of West 15th Street; a line 158.32 feet west of South State Street; a line 200 feet south of West 15th Street; and South Dearborn Avenue,

to the designation of Residential Planned Development Number 645, as amended, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development symbols and indications in the area bounded by:

a line 204 feet south of West 15th Street; South State Street; a line 270 feet south of West 15th Street; a line 174.17 feet west of South State Street; a line 200 feet south of West 15th Street; and a line 158.32 feet west of South State Street,

to the designation of a B4-5 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Institutional Planned Development Number 645,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as a Residential-Institutional Planned Development which consists of approximately seventy thousand eight hundred thirty-three (70,833) square feet (one and sixty-two hundredths (1.62) acres) and is owned or controlled by the Applicant, Cityview, L.L.C., an Illinois limited liability company.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control, at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any property owners association which may be formed to succeed the Applicant, and any ground lessors.
4. This Plan of Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan; and Building Elevations dated July 16, 1998, prepared by Hirsch Associates. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as Residential Planned Development: single-family detached units and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted subject to review and approval of the Department of Planning and Development.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking or storage of garbage receptacles (except for garbage pick-up day(s)) within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the

Department of Planning and Development. No Part II approval shall be issued by the Department of Planning and Development until the plan for gated access has been reviewed by the Fire Department. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.

8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements of the property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations, and in accordance with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the application for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks, and an increase in the maximum percent of land covered.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design construct and maintain all buildings located within this Planned Development in an energy efficient manner generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-

Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.

13. Unless substantial construction of the improvements contemplated within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; and the zoning of the property shall automatically revert to the R4 General Residence District classification.

[Existing Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Existing Land-Use Map; Site Plan; Landscape Plan; Fence Elevation Drawings; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 75518 through 75526 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Planned Development Number 645, As Amended.

Bulk Regulations And Data Table.

Net Site Area:	70,833 square feet (1.62 acres).
Gross Site Area:	94,883 square feet.
Right-of-Way Area:	24,050 square feet
Maximum Floor Area Ratio:	0.9.
Maximum Percent of Site Coverage:	In accordance with the Site Plan.
Maximum Number of Units:	27.

Minimum Off-Street
Loading Spaces:

0.

Minimum of Off-Street
Parking Spaces:

80

Garages: 54

Driveway: 26.

Minimum Required Setbacks:

In accordance with the Site Plan.

Maximum Building Heights:

50 feet.

*Reclassification Of Area Shown On Map Number 5-H.
(Application Number 12263)*

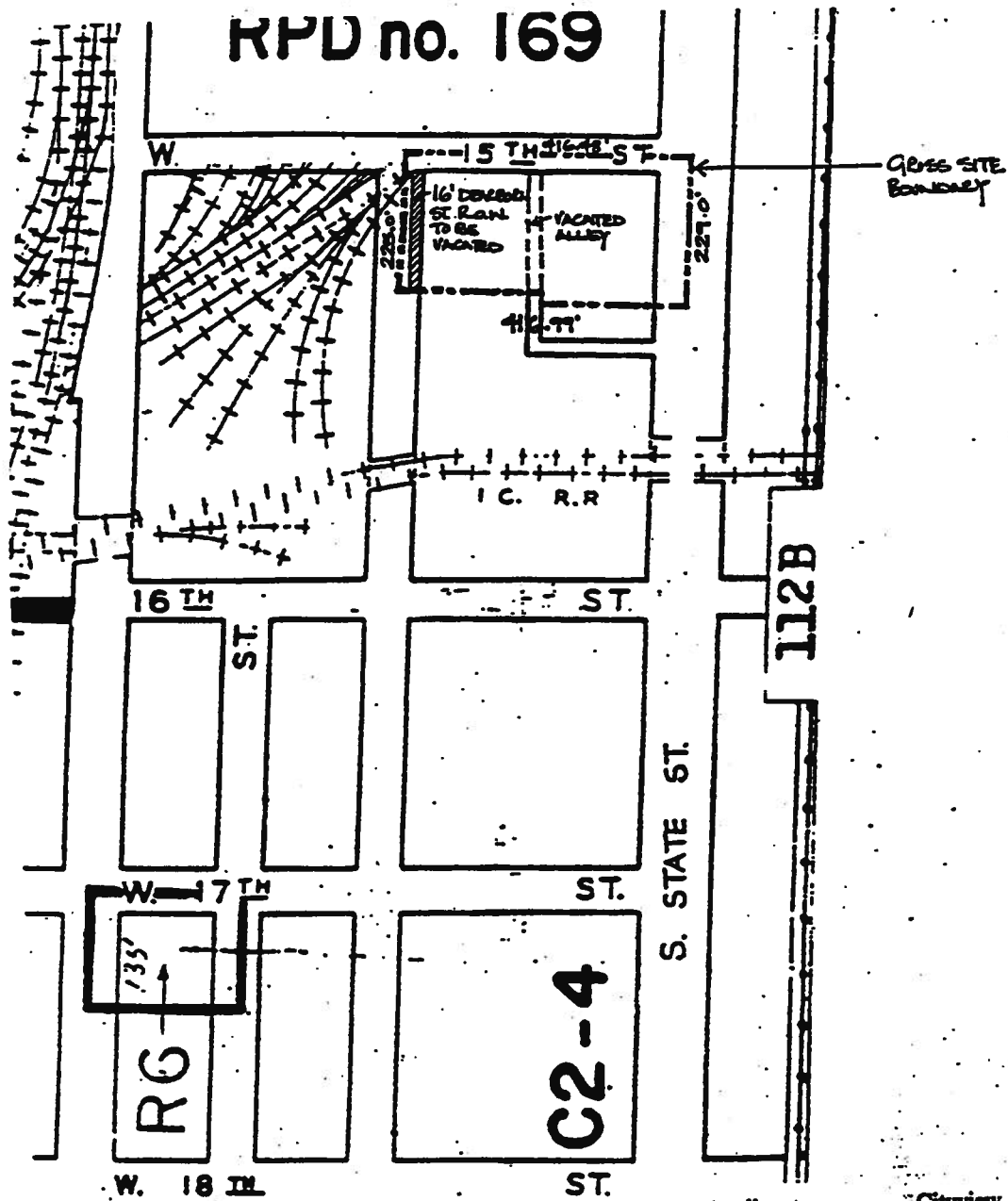
Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Heavy Manufacturing District symbols and indications as shown on Map Number 5-H in the area bounded by:

a line 200.07 feet northwesterly of and parallel to North Winchester Avenue; North Elston Avenue; a line 100 feet northwesterly of and parallel to North Winchester Avenue; and the alley next southwesterly of and parallel to North Elston Avenue,

(Continued on page 75526)

Planned Development Property Line, Boundary And
Right-Of-Way Adjustment Map.



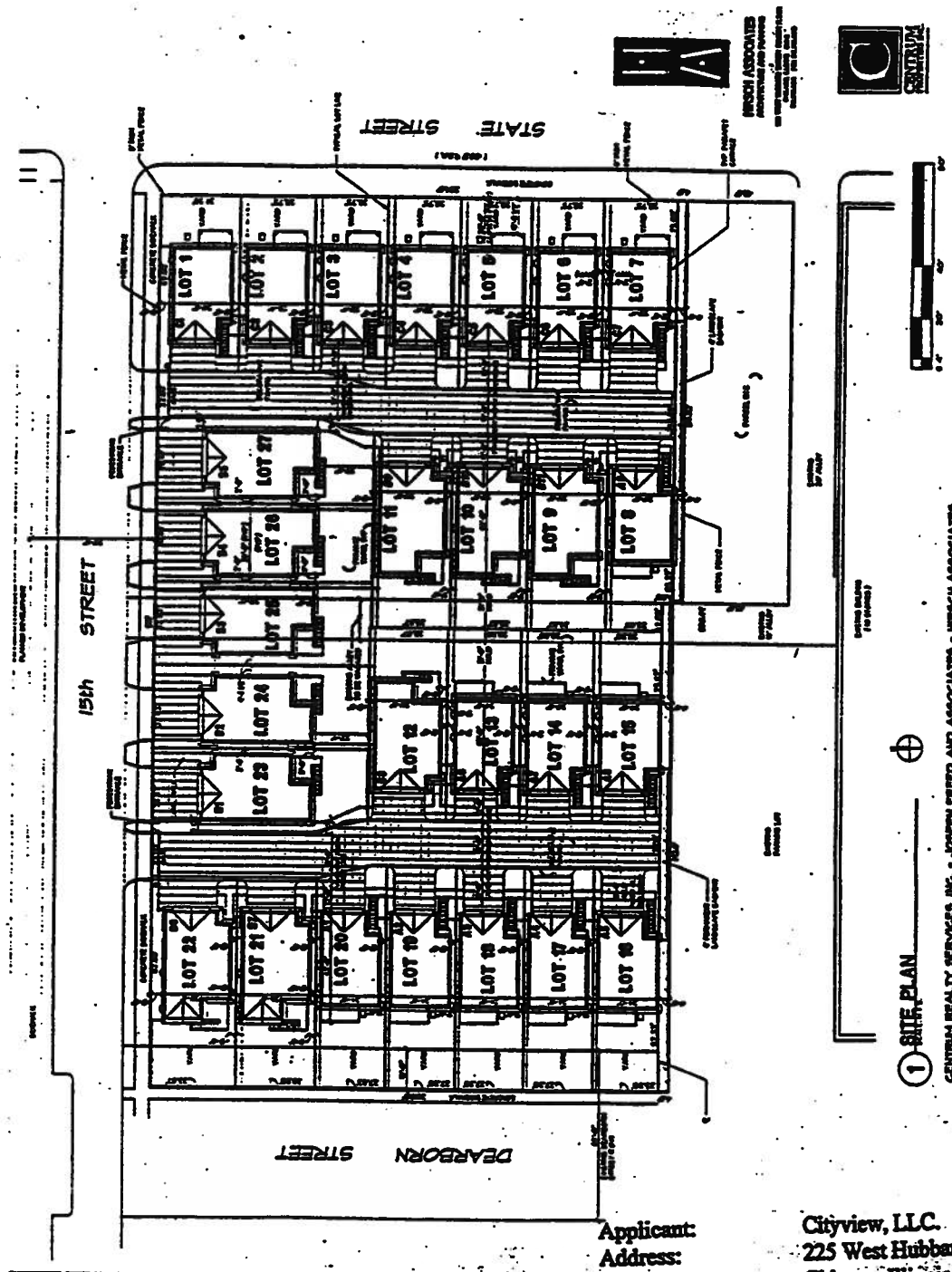
PLANNED DEVELOPMENT PROPERTY LINE,
BOUNDARY AND R.O.W. ADJUSTMENT MAP.

Applicant:
Address:

Date:
Revised Date:

Cityview, LLC.
225 West Hubbard Street
Chicago, Illinois 60610
May 1, 1998
July 16, 1998

Site Plan.

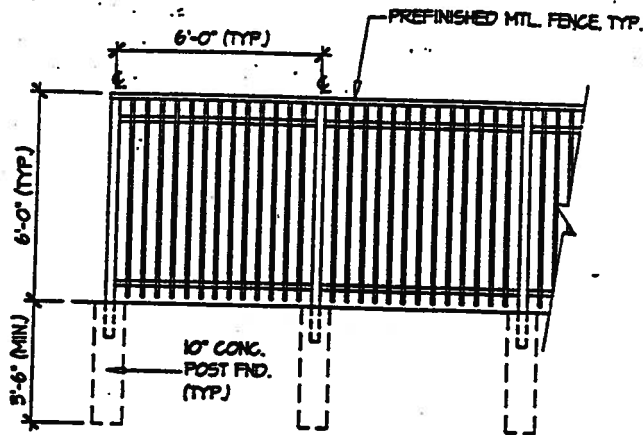


Applicant:
Address:

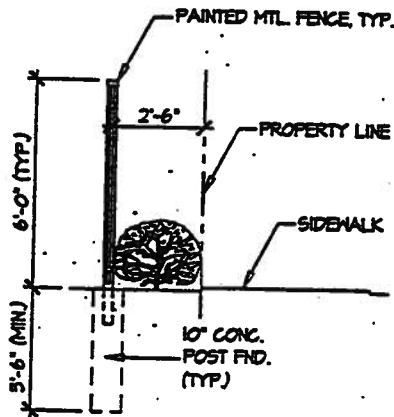
Date:
Revised Date:

Cityview, LLC.
225 West Hubbard Str
Chicago, Illinois 6061
May 1, 1998
July 16, 1998

Fence Elevation Drawings.



1 METAL FENCE ELEVATION
SCALE: 1/4" = 1'-0"



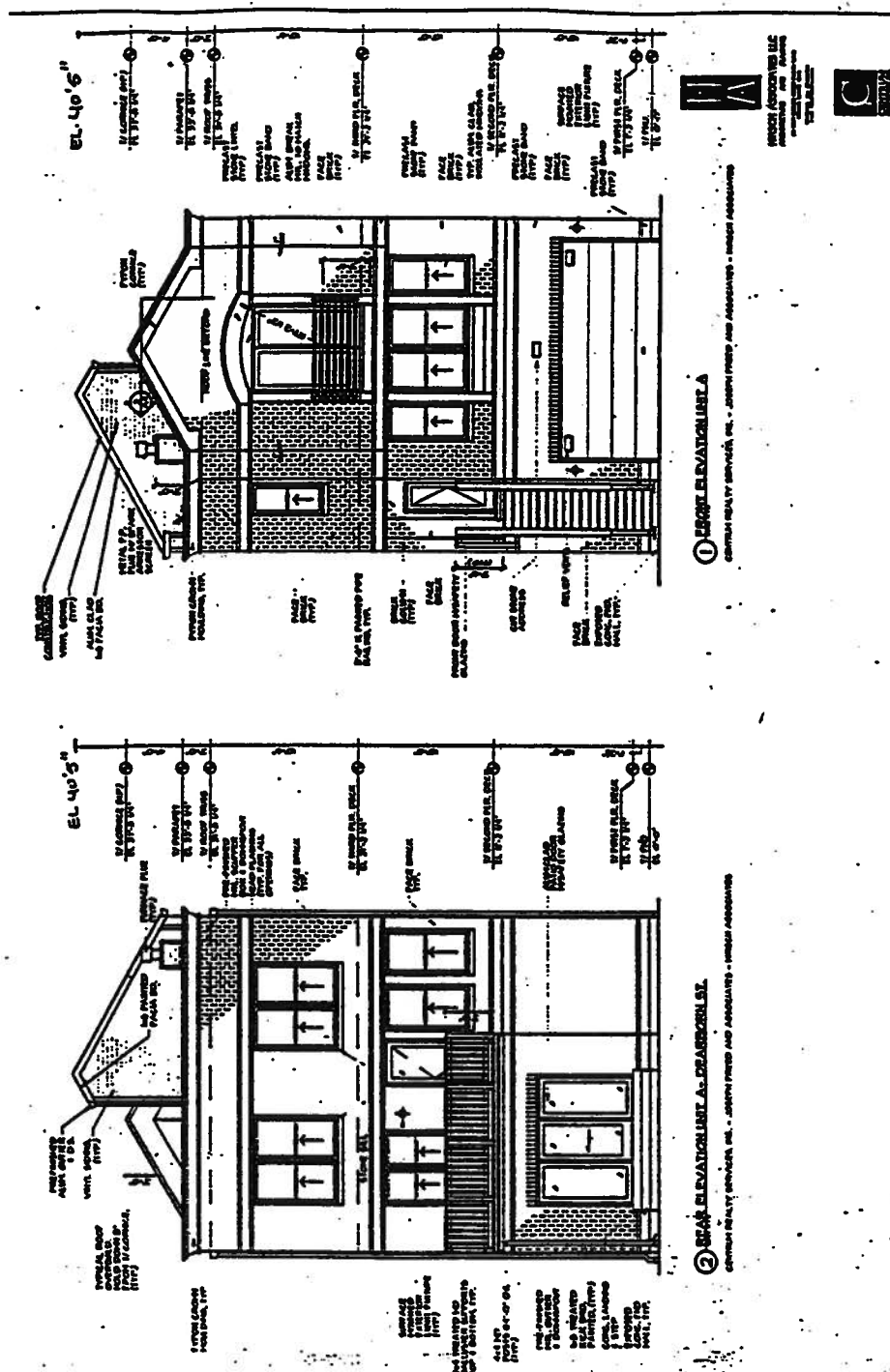
2 METAL FENCE SECTION
SCALE: 1/4" = 1'-0"

Applicant:
Address:

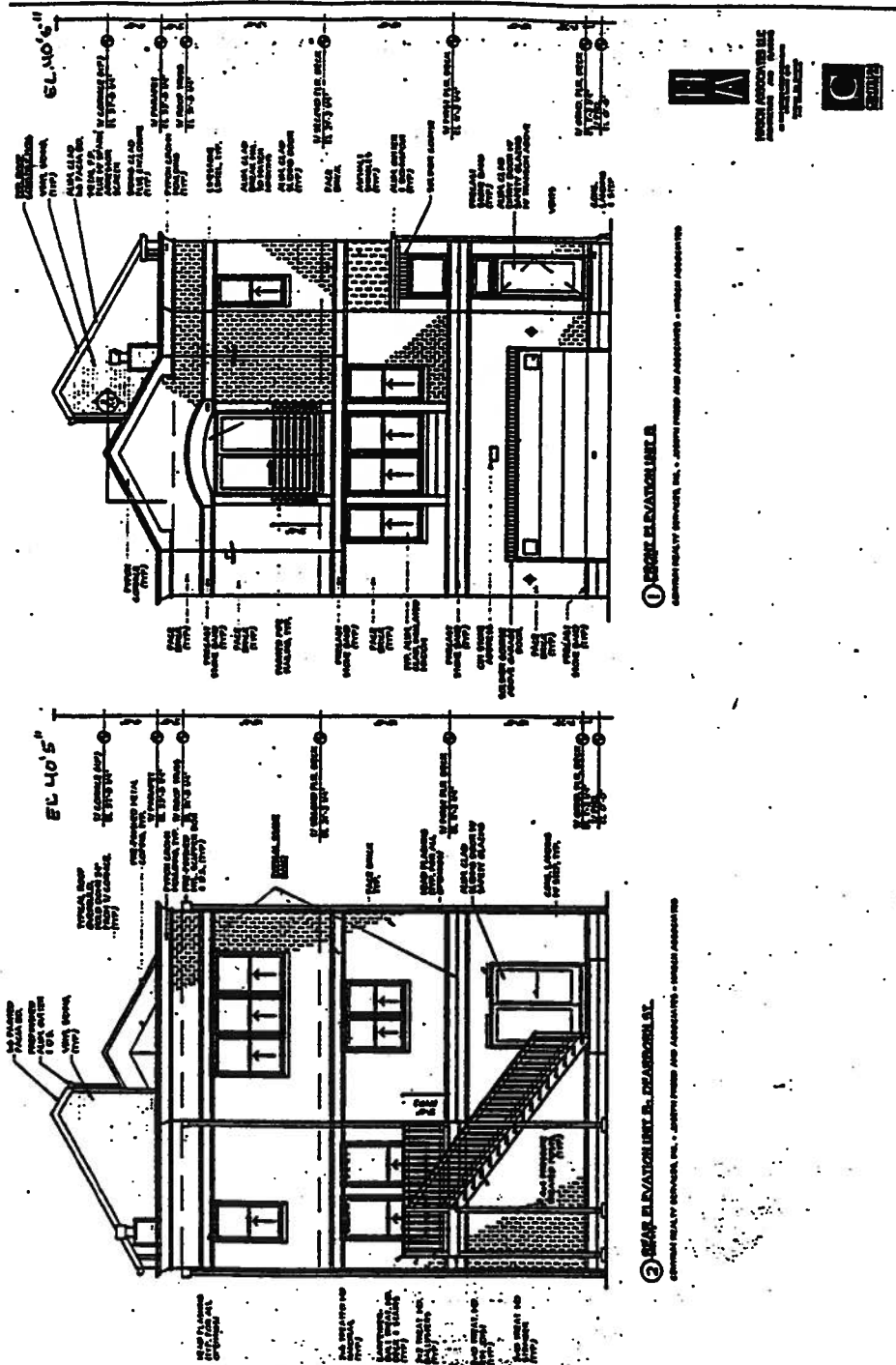
Date:
Revised Date:

Cityview, LLC
225 West Hubbard Street
Chicago, Illinois 60610
May 1, 1998
July 16, 1998

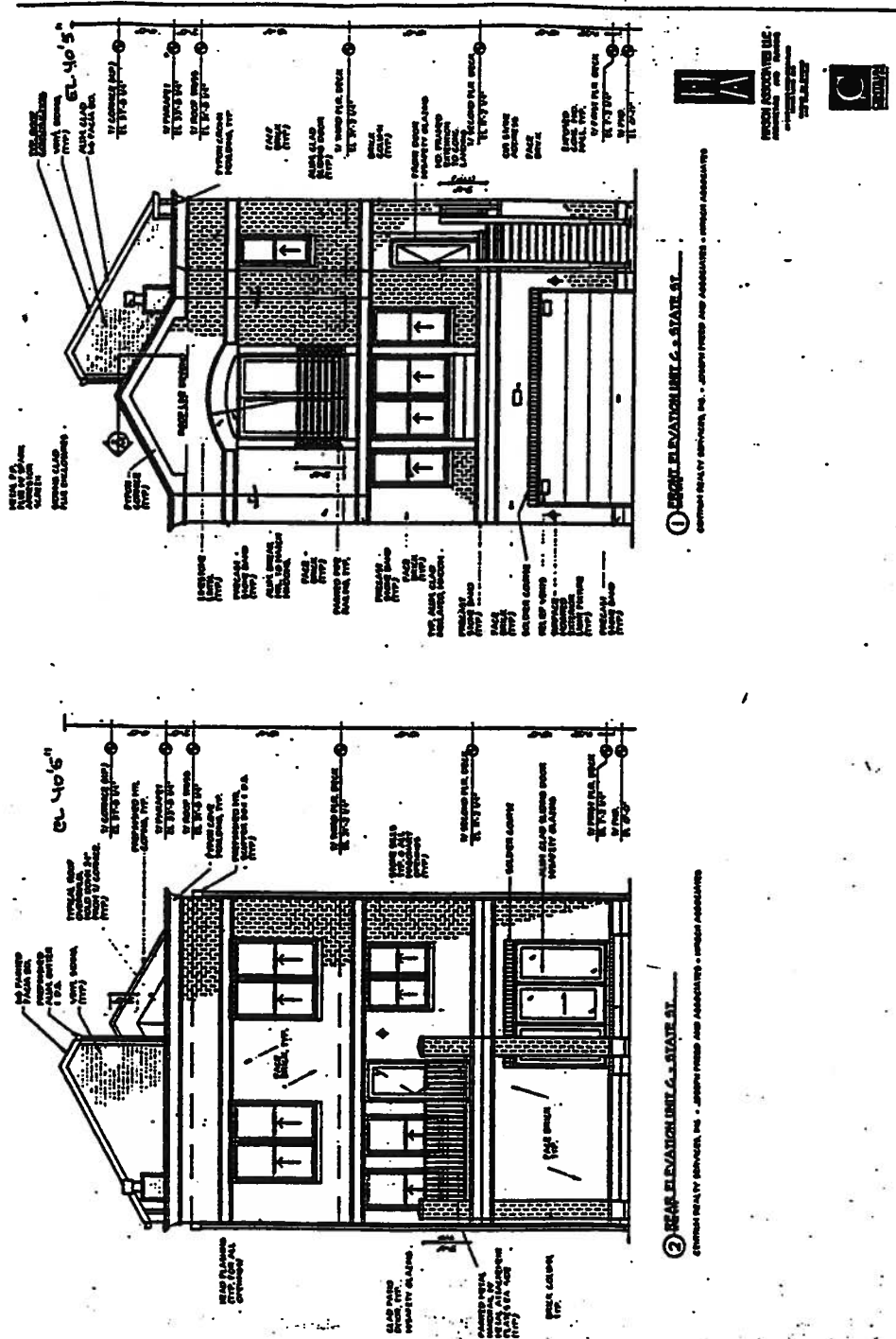
Building Elevations.
(Page 1 of 3)



Building Elevations.
(Page 2 of 3)



Building Elevations.
(Page 3 of 3)



12075

12075

12075

7/30/97

UNFINISHED BUSINESS

50941

Residential Planned Development Number _____

Bulk Regulations And Data Table.

	Square Feet	Acres
Net Site Area:	225,359	5.18
Public Right-of-Way:	68,400	1.57
	Square Feet	Acres
Gross Site Area:	293,759	6.75
Maximum Floor Area Ratio:	1.12.	
Maximum Number of Dwelling Units:	174.	
Minimum Number of Parking Spaces:	174 garage spaces. 100 open spaces.	
Minimum Setback Requirements:	Per Site Plan.	
Maximum Building Height:	Per elevations.	

*Reclassification Of Area Shown On Map Number 4-F.
(As Amended)
(Application Number 12075)*

RPD 645

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 50948)

(Continued from page 50941)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map Number 4-F in the area bounded by:

West 15th Street; South State Street; a line 249.93 feet south of West 15th Street; the alley next west of and parallel to North State Street; a line 199.81 feet south of West 15th Street; and South Dearborn Street, commonly known as 1500 -- 1522 South State Street,

to the designation of an R4 General Residence District and a corresponding use district which is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 645.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development consists of approximately seventy-four thousand six hundred ninety-eight (74,698) square feet (one and seventy-one one-hundredths (1.71) acres) and is owned or controlled by the Applicant, Centrum Properties, Inc., an Illinois corporation.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.

3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any property owners association which may be formed to succeed applicant, and any ground lessors.
4. This Plan of Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; an Existing Land-Use Map; a Site Plan; a Landscape Plan and Building Elevations dated June 12, 1997, prepared by Hirsch Associates. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": single-family attached and multi-family walk-up dwelling units, single-family detached dwelling units and accessory parking.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking or storage of garbage receptacles (except for garbage pick-up day(s)) within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. No Part II approval shall be issued by the Department

of Planning and Development until the plan for gated access has been reviewed by the Fire Department. Closure of all or part of any public streets or alleys during construction shall be subject to the review and approval of the Chicago Department of Transportation.

8. In addition to the maximum height of any building or any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
10. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site/Landscape Plan and Building Elevations, and in accordance with the parkway and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The Applicant acknowledges that there is a shortage of improved public open space in the immediate area and that the proposed development may have an impact on existing neighborhood parks and recreational facilities. Accordingly, the Applicant voluntarily commits to contribute the sum of Fifty Thousand and no/100 Dollars (\$50,000.00) toward the future development of public open space in the vicinity of this Planned Development. Payment in full shall be made concurrently with the issuance of the first Part II approval for this Planned Development.
12. The terms, conditions and exhibits of this Planned Development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between

structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
14. Unless substantial construction has commenced within five (5) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all Planned Developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said Amendatory Ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the R4 General Residence District classification.

[Existing Zoning Map; Planned Development Property Line, Boundary and Right-of-Way Adjustment Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 50953 through 50961 of this Journal.]

Bulk Regulations and Data Table referred to in the Plan of Development Statements reads as follows:

Residential Planned Development Number 645.

Bulk Regulations And Data Table.

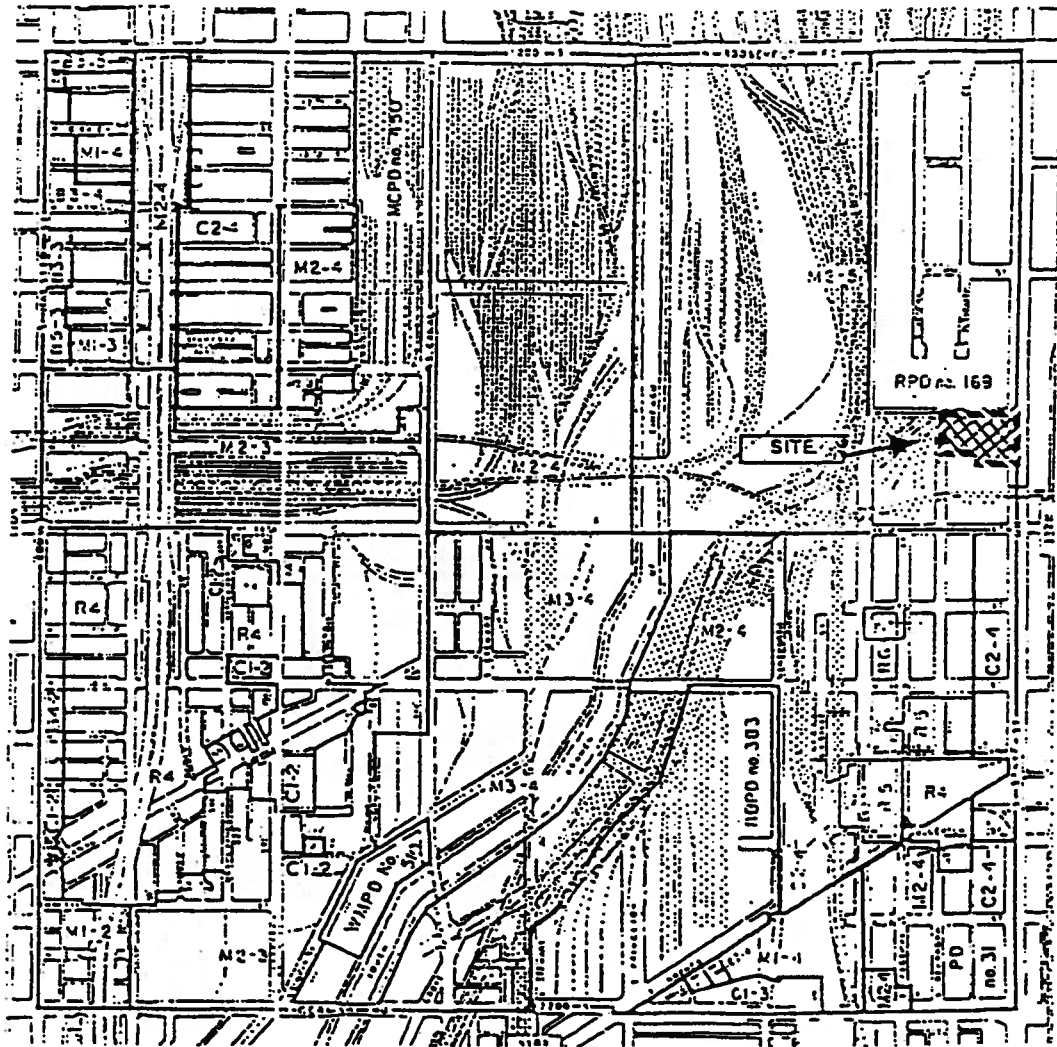
Site Area	Maximum Floor Area Ratio	Maximum Percent Of Site Coverage
Net Site Area: 74,698 Square Feet	1.0	In accordance with Site Plan.
Gross Site Area: 108,925 Square Feet		
Right-of-Way Area: 37,427.05 Square Feet		
Maximum Number of Units:	49.	
Minimum Off-Street Loading Spaces:	0.	
Minimum Off-Street Parking Spaces:	102.	
Garages:	62.	
Driveway:	40.	
Minimum Required Setbacks:	In accordance with Site Plan.	
Maximum Building Heights: (Includes access stairway to rooftop deck)	50 feet.	

*Reclassification of Area Shown On Map Number 4-F.
(Application Number 12087)*

Be It Ordained by the City Council of the City of Chicago:

(Continued on page 50962)

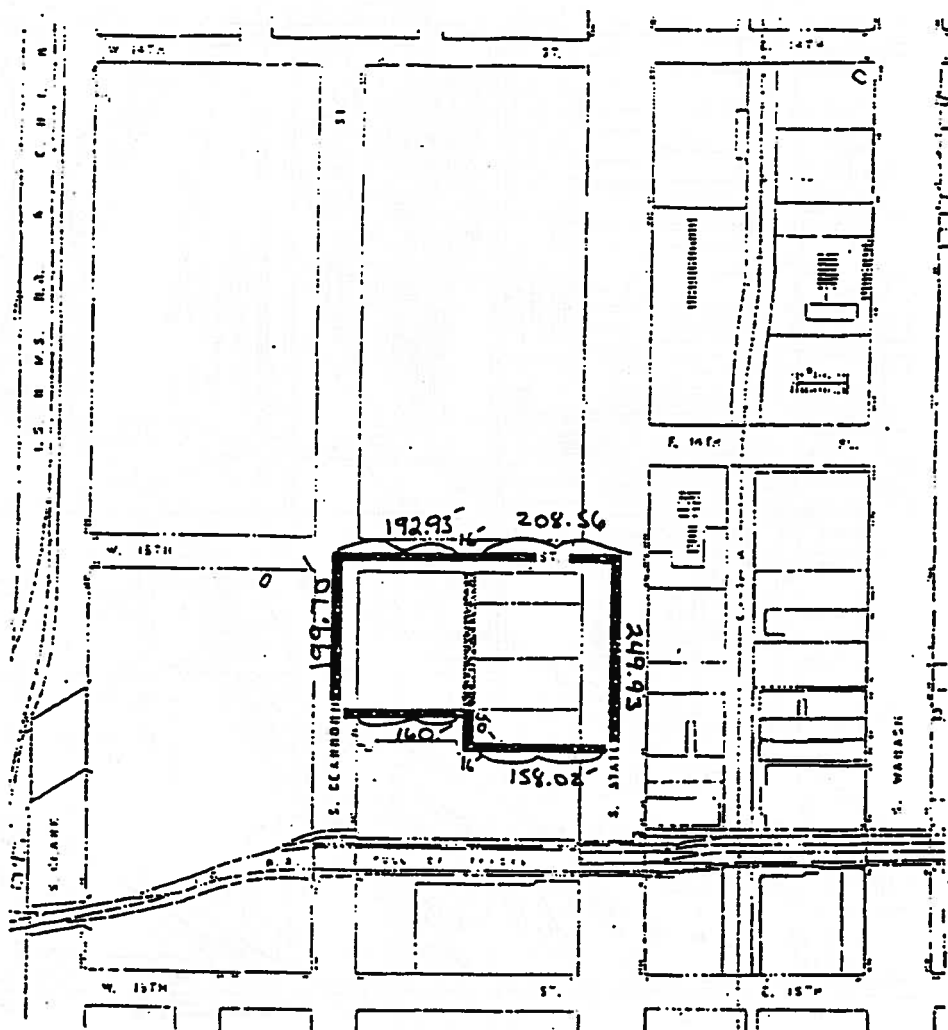
Existing Zoning Map.



EXISTING ZONING MAP

APPLICANT: CENTRUM PROPERTIES, INC.
DATE: JUNE 12, 1997

Planned Development Property Line, Boundary And Right-Of-Way Adjustment Map.



PLANNED DEVELOPMENT PROPERTY LINE,
BOUNDARY AND ROW ADJUSTMENT MAP

APPLICANT: CENTRUM PROPERTIES, INC.
DATE: JUNE 12, 1997



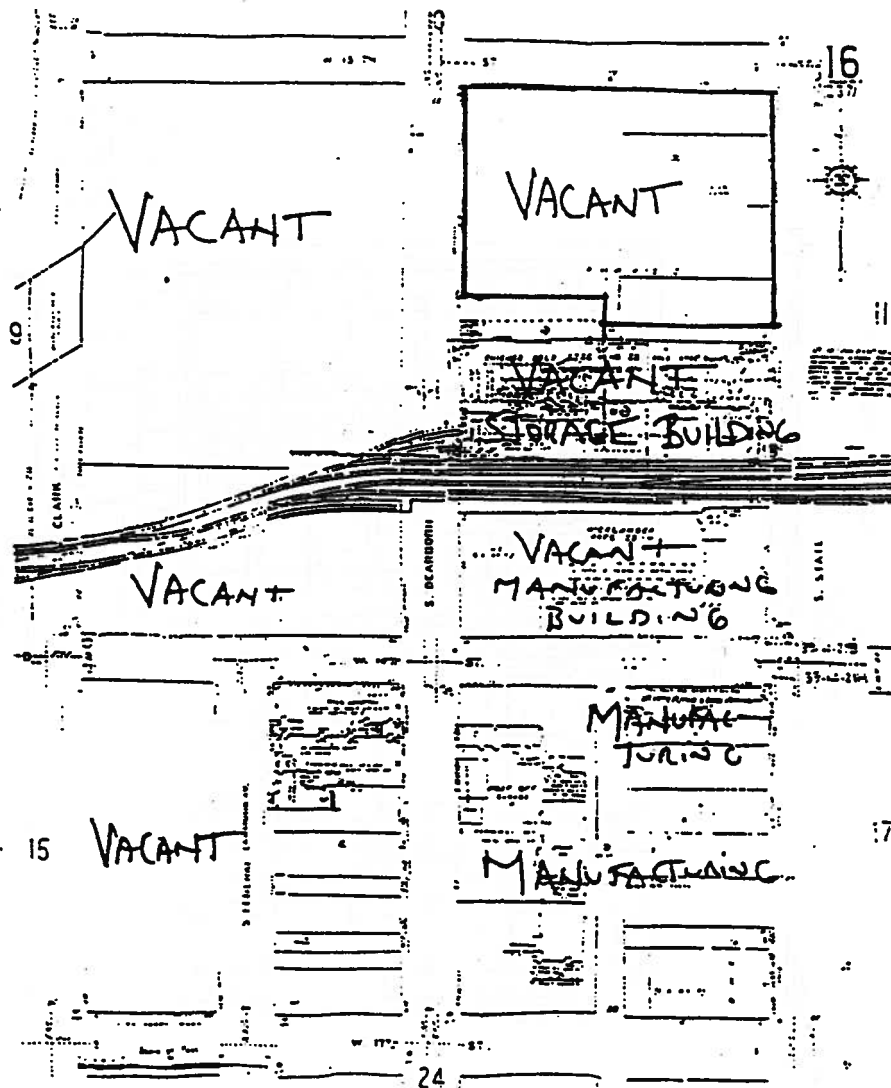
PROPOSED ALLEY VACATION

7/30/97

UNFINISHED BUSINESS

50955

Existing Land-Use Map.

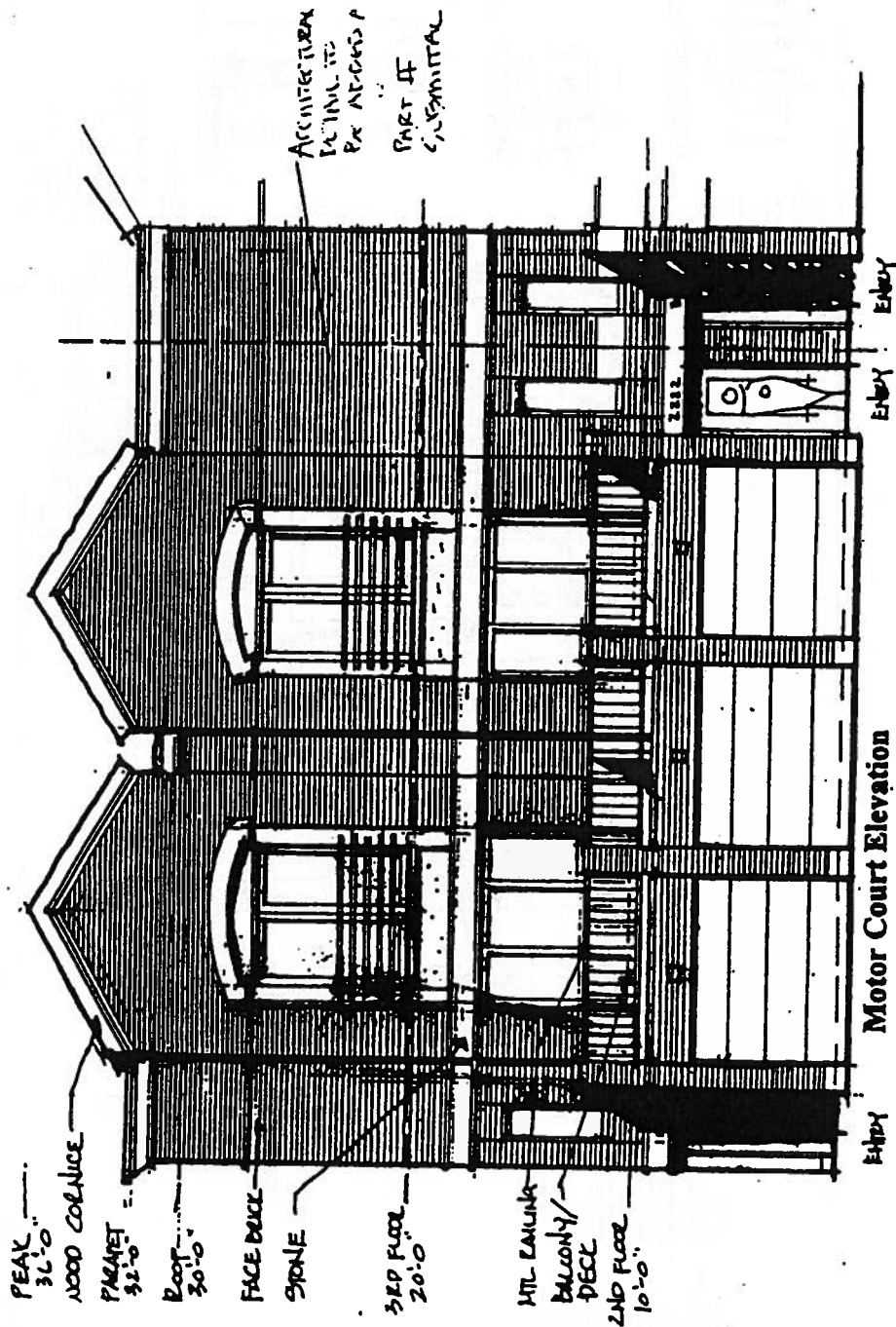


EXISTING LAND USE MAP

APPLICANT: CENTRUM PROPERTIES, INC.

DATE: JUNE 12, 1997

Building Elevation Drawings.
(Page 1 of 4)



BUILDING TYPE C- Unit Types C and D
Flat and Condominium

15th and State Street Development

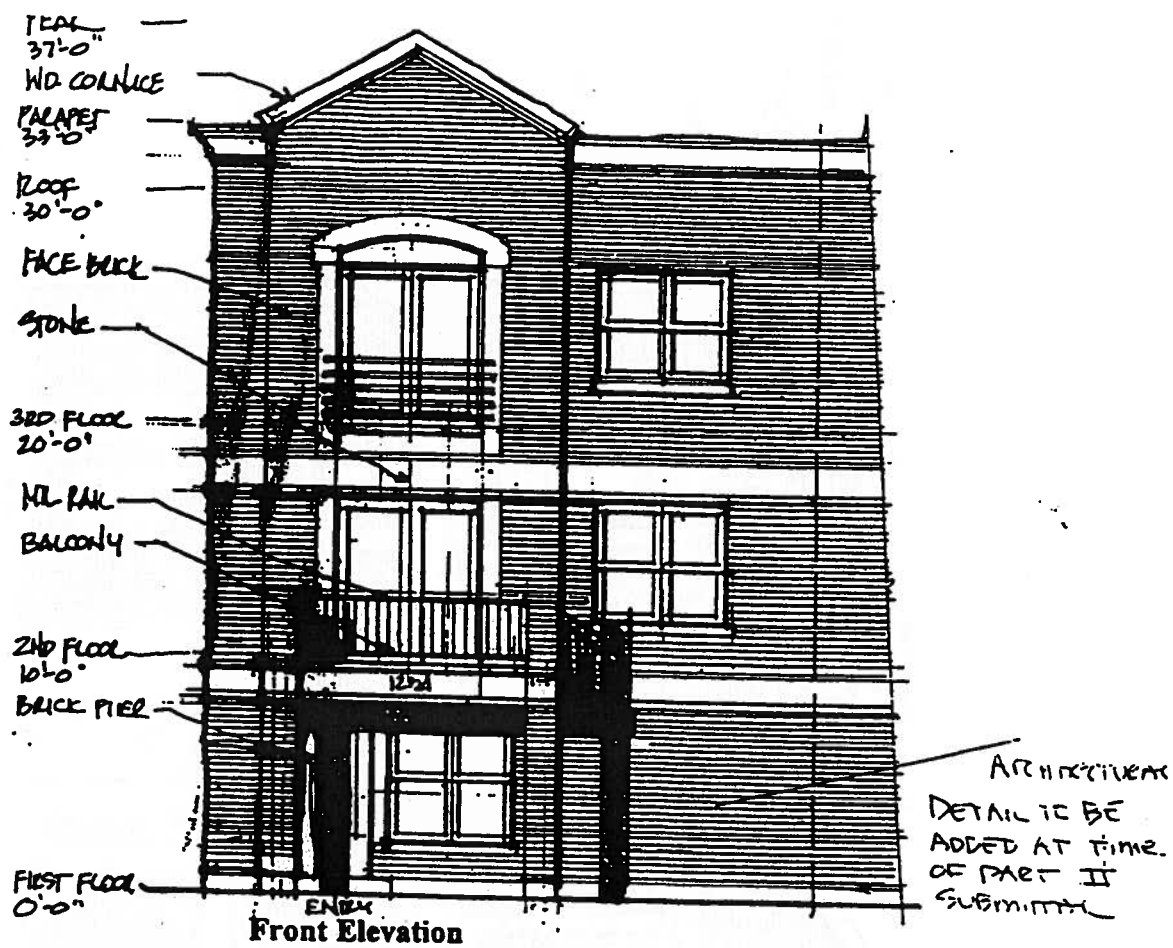
CENTRUM REALTY SERVICES

JOSEPH FREED AND ASSOCIATES

FINAL FOR PERMITS

July 17, 1997

Building Elevation Drawings.
(Page 3 of 4)



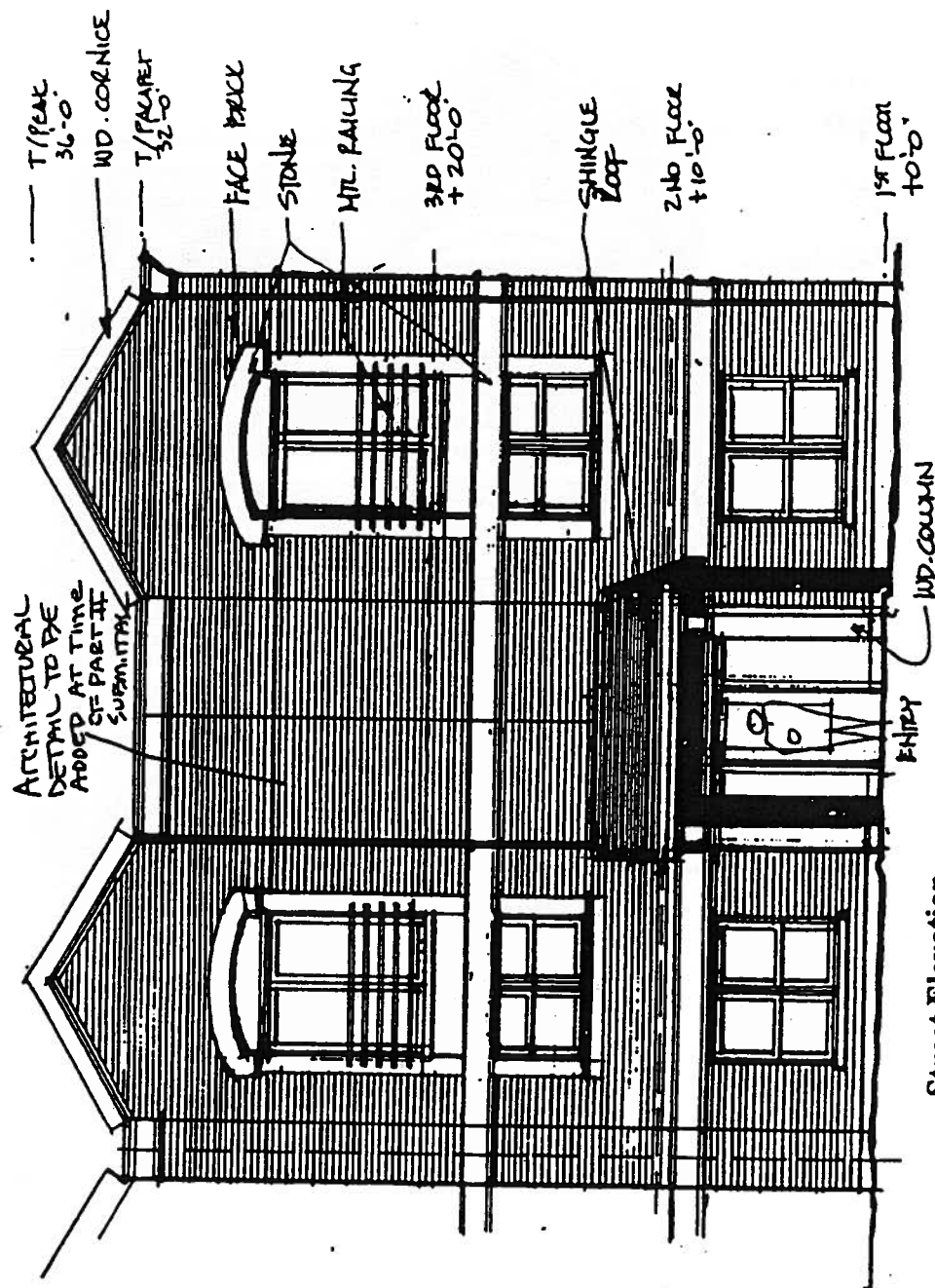
BUILDING TYPE E- Townhouse

15th and State Street Development

CENTRUM REALTY SERVICES
JOSEPH FREED AND ASSOCIATES
HIRSCH ASSOCIATES- ARCHITECTURE AND PLANNING

June 12, 1997

Building Elevation Drawings.
(Page 2 of 4)



Street Elevation

**BUILDING TYPE C-Unit Types C and D
Flat and Condominium**

(Continued from page 50952)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map Number 4-F in area bounded by:

the alley next south of West 15th Street; South State Street; the north line of the right-of-way of the Illinois Central Gulf Railroad; South Dearborn Street; a line 200 feet north of the north line of the right-of-way of the Illinois Central Gulf Railroad; and the alley next west of South State Street,

to those of a B4-5 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 5-F.
(As Amended)
(Application Number A-3543)*

Be It Ordained by the City Council of the City of Chicago:

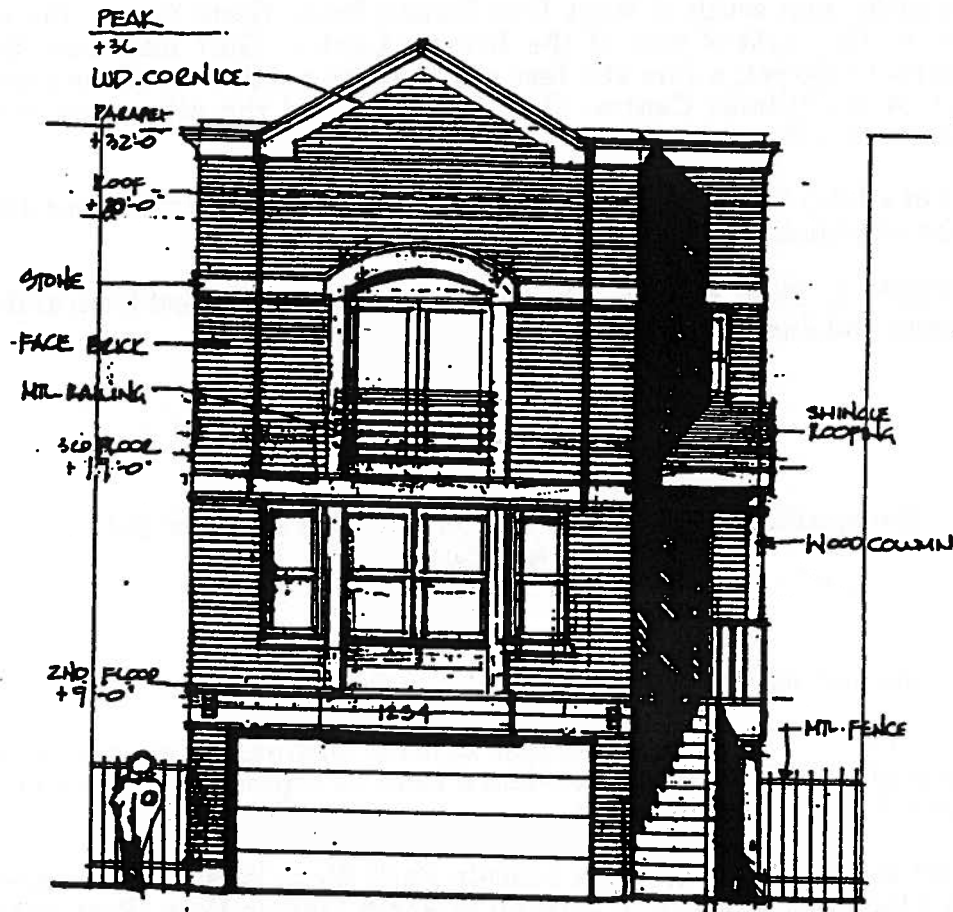
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols as shown on Map Number 5-F in area bounded by:

West Belden Avenue; North Lincoln Park West; West Webster Avenue; the alley next west of and parallel to North Lincoln Park West; the alley next south of and parallel to West Webster Avenue; the alley next northeasterly of and parallel to North Clark Street; West Webster Avenue; and North Clark Street,

to those of an R6 General Restricted District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Building Elevation Drawings.
(Page 4 of 4)



Front Elevation

(SIDE & REAR ELEVATIONS OF SINGLE FAMILY TO BE SIDING, EXCEPT E AND UNIT)
BUILDING TYPE A / B- Single Family

15th and State Street Development

CENTRUM REALTY SERVICES
JOSEPH FREED AND ASSOCIATES
HIRSCH ASSOCIATES- ARCHITECTURE AND PLANNING

June 12, 1997